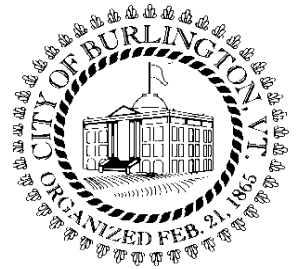


Department of Permitting and Inspections

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MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: ZP21-0099CA; 88 Locust Street
Date: September 8, 2020

File: 21-0099CA

Location: 88 Locust Street

Zone: RL **Ward:** 5N

Parking District: Neighborhood

Date application accepted: July 28, 2020

Applicant / Owner: Nancy & Philip Stetson

Request: Demolish existing porch and rebuild in similar design: extending 3 ft out and adding a sloped roof for snow load, change rubber roof to shingles to match the rest of the house.

Background:

- **Zoning Permit 17-0462CA;** replace wooden garage door with a metal garage door. October 2016.
- **Zoning Permit 19-0744FC;** install a wire and a wood post fence. April 2019.

Overview: The applicant proposes to demolish an existing screen porch and to rebuild in a similar, albeit slightly larger, design. The new porch will have a sloped, asphalt covered roof to aide with snow loads in contrast to the existing flat, rubber membrane roof.

The home is a contributing colonial structure within the Five Sisters Neighborhood Historic Survey, built circa 1948. The subject porch is attached on the east end of the home, and is clearly visible from Locust Street. With the exception of the roof type, the replacement porch will maintain a similar design as with the existing porch. The existing roofline is flat with a rubber membrane surface and an intricately designed railing system. The applicant proposes a sloped roof with no railing system to aide with snow loads, in contrast with the existing flat roof with railing system.

Because of the historic status of the home, the proposed roof alteration triggers the review criteria of Sec. 5.4.8 – Historic Buildings and Sites.

Part 1: Land Division Design Standards

No land division is proposed as part of this application. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

(a) Protection of Important Natural Features:

The subject property contains no important natural features as identified in the Open Space Protection Plan.

(b) Topographical Alterations:

No topographical alterations are included in the plans.

(c) Protection of Important Public Views:

The subject property is not affected by any identified public view corridor.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below. The property contains no known archaeological resources.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application precludes the use of wind, solar, water, geothermal or other renewable energy resource.

(f) Brownfield Sites:

This address is not listed on the Vermont DEC website for identified Brownfields.

(g) Provide for nature's events

The replacement porch will have a 1-foot overhang on the north and south side, and a 2-foot overhang on the east side. The plans indicate a door on the north side of the porch which will be sheltered by a 1-foot overhang, and an eastward sloping roof with a 2-foot overhang to aide in snow removal from the roof.

(h) Building Location and Orientation:

The replacement porch will retain the existing porch's location and orientation facing Locust Street.

(i) Vehicular Access:

No changes are proposed to the property's existing vehicular access off Locust Street.

(j) Pedestrian Access:

No changes are proposed to the property's existing pedestrian access off Locust Street and from the driveway.

(k) Accessibility for the Handicapped:

Not applicable.

(l) Parking and Circulation:

No changes to the property's existing driveway/parking layout are proposed.

(m) Landscaping and Fences:

There is landscaping around the existing porch which will likely be removed to make room the replacement porch. New fencing is not included with the proposal. The applicant should consider installing landscaping around the new porch.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

The plans do not indicate exterior lighting to be included with the replacement porch.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

No new utilities to the replacement porch that cannot otherwise connect with the house are anticipated.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The massing, height, and scale of the replacement porch will not be altered significantly with the replacement porch.

2. Roofs and Rooflines.

The existing porch roof is flat and has surrounding railings with a unique balustrade design. The applicant notes that the balustrade has a pinwheel motif that looks like a swastika, which is understandably upsetting if accurate. The replacement porch is proposed to have a sloped roof with no railings to aide with snow loads. With the omittance of rooftop railings from the proposed design, a historic feature of the historic porch will be lost.

3. Building Openings

The new porch will be entirely screened-in, and the plans indicate a door on the north elevation. Additional notes within the application suggest that there will be another door on the south elevation.

(b) Protection of Important Architectural Resources:

See Sec. 5.4.8 below.

(c) Protection of Important Public Views:

There are no protected important views from this property. Not applicable.

(d) Provide an active and inviting street edge:

The front façade of the new porch will retain the same appearance as the existing porch.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

The replacement porch will be wrapped entirely in screening with what is assumed to be wood framing. The use of visible pressure treated wood will be prohibited; only non-visible, substructure pressure treated materials may be allowed. Shingles to match the shingle roofing on the existing home are proposed for the porch roof.

(f) Reduce energy utilization:

While not proposed, the use of solar energy generating panels are encouraged city-wide.

(g) Make advertising features complementary to the site:

Not applicable. No signage is proposed.

(h) Integrate infrastructure into the building design:

New infrastructure is not anticipated for the replacement porch. It is assumed that if power will be needed in the porch, it will connect to the home.

(i) Make spaces secure and safe:

This development is subject to all applicable building and life safety codes as defined by the Burlington's Building Inspector and the Fire Marshal.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

88 Locust Street is listed as a contributing historic resource within the Five Sisters Neighborhood Historic Survey. The home was constructed circa 1948. While difficult to see, a 1984-85 Assessor's photo of the home shows the existing porch in its current form, including the rooftop railing. These standards, therefore, apply.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The house was constructed circa 1948 as a residence; a use which remains today. There is no change of use proposed.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

This proposal involves the demolition of an existing attached screened porch and replacement with a slightly larger screened-in porch. No other changes are proposed to the home. The existing porch is flat-roofed, with a surrounding railing system that has an intricately designed balustrade. While the replacement porch will have a slightly larger footprint, it will still

maintain a similar appearance with that of the existing porch, with the exception of the roof. The applicant proposes a roof that is sloped (eastward) with no railings. With the lack of rooftop railings, a historic characteristic of the existing porch will be lost, which conflicts with this standard.

According to the proposed elevation drawings, there appears to be a 3 ft rise between the top of the framed wall and the top of the sloped roof. While the height of the existing rooftop railings are unknown to staff at this time, it appears that a similar railing system could be included in the design that could both preserve the existing appearance and act as a sort of screen to the sloped roof.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

With the lack of a rooftop railing system on the replacement porch, an aspect of the historical appearance will be lost. As noted above, it appears feasible to add a rooftop railing to preserve the porch's historic appearance and to act as a screen to the sloped roof.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

It is likely that the existing porch was added after initial construction of the home. However, its rooftop railing has historic relevance. While the majority of the replacement porch will maintain a similar appearance with the existing, the lack of a similar rooftop railing system will be a detriment to the property's historic nature.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

As noted above, the existing rooftop railing system will be lost with the replacement porch. It appears that a similar railing system could be included on the porch roof, and as an added bonus, could provide a level of screening to the sloped roof. The applicant proposes a sloped roof to aide with the snow load – with the idea that snow will slide off to the east.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.

With the exception of the rooftop, the replacement porch will be very similar to the existing porch, both in design and in appearance.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical treatments are proposed; physical treatments include the wholesale replacement of a historic porch with one of similar design and appearance (minus the roofline as described above).

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

No archaeological resources have been identified at this address.

If any work associated with the project uncovers any archaeological remains or resources, proper authorities shall be contacted for appropriate recovery, assessment and disposition.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

With the exception of the rooftop, the replacement screen porch will maintain the appearance and design of the existing porch. The main question is: should it be allowed as proposed with no rooftop railings?

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As noted above, the existing porch may not have been included as part of the original home construction. However, it has historical merits that warrant preservation – particularly the rooftop railing system. By not including a similarly designed rooftop railing system, the essential form and integrity of the historic property will be altered.

Items for the Board's consideration:

- The existing porch has a rooftop railing system with intricately designed balustrades. The proposal omits rooftop railings. It appears that if similar railings were added to the new roof, they could provide partial screening to the sloped roof while maintaining a historic appearance. This would be of particular importance when considering its visibility from the street. The applicant's concern is in regard to snow loads, and the roof's ability to facilitate snow to slide off to the east. While a similarly designed railing would prevent snow from sliding off, perhaps the railing on the east side could be gate-like and allow for the property owner to open it and allow for easy snow removal.
- The proposal should include landscaping around the new porch.
- With the exception for non-visible substructure, the replacement porch shall not utilize pressure treated materials.